

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LEWIS COUNTY, WASHINGTON**

IN THE MATTER OF THE CALL FOR BIDS FOR }
THE PROPOSED SALE OF SURPLUS PROPERTY }
ON HIGHWAY 603 NEAR WINLOCK, WA }

RESOLUTION NO. 12-085

WHEREAS, Resolution 12-069, passed February 27, 2012, instructed the Public Works Department to examine the County property on Highway 603 near Winlock, WA., to determine the minimum bid amount by appraisal, and report the findings, together with all pertinent data on the following property previously described in Resolution 12-069.

WHEREAS, the Public Works Department has examined the property and recommends that it is surplus to the county's needs and be sold at public auction and has determined a minimum bid amount of \$54,900.

NOW, THEREFORE, BE IT RESOLVED notice is hereby given that the aforementioned property on Highway 603 near Winlock is declared surplus and bids will be opened on April 9, 2012, in the Commissioners Hearing Room on the 2nd floor of the Historical Courthouse in Chehalis, Washington; and

BE IT FURTHER RESOLVED, that sealed bids must be delivered to the Lewis County Commissioners Office before 9:30 A.M., April 9, 2012, in an envelope clearly marked "SEALED BID FOR PROPERTY LOCATED ON HIGHWAY 603 NEAR WINLOCK, WA". A Cashier's Check in the amount of \$500.00 shall accompany each bid, which will be returned if bid is not the successful bid for the property, and credited toward the purchase price if the bid is successful.

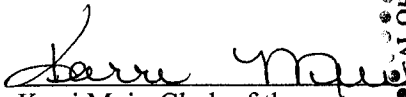
Selection of the successful bidder will be awarded by resolution at the second Commissioner's meeting after bid acceptance, on recommendation of the Public Works Department. County shall provide title insurance to the successful bidder. A preliminary certificate of title insurance shall be delivered to the successful bidder, whereupon bidder shall have one week to review. Title is to be free of all encumbrances of record, except those disclosed in the above property description prior to issuance of title report, or previously undisclosed encumbrances which are never the less acceptable to purchaser. If any previously undisclosed encumbrances are not satisfactory, bidder shall so advise the County, whereupon County shall have 30 days to cure title of same; without which and thereafter, bidder may withdraw from this offer to purchase with no penalty. Any failure of bidder to make payment pursuant to the conditions of this resolution shall void the bid, and bidder's cashier's check shall be forfeited to County. Payment for the property shall be in the form of cash or cashier's check less the \$500.00 submitted with the bid. Said payment, and a separate check in the amount of \$62.00 for the 1st page and \$1.00 for every page thereafter made payable to the Lewis County Auditor for deed recording, shall be delivered to the Property Management Office in the Public Services Building at 2025 NE Kresky Ave., Chehalis, Washington. Upon receipt of said payment and check for recording, a quit claim deed will be presented to the Board of County Commissioners for

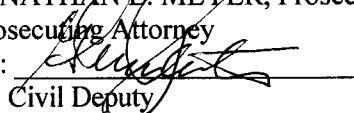
review and signature. After fully executed, said original deed will be recorded in the Official Volumes of the County Auditor and thereafter sent to the purchaser.

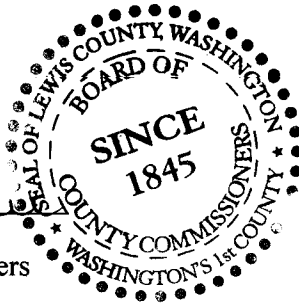
The County reserves the right to reject any and all bids.

DONE IN OPEN SESSION 12th day of March, 2012.

ATTEST:

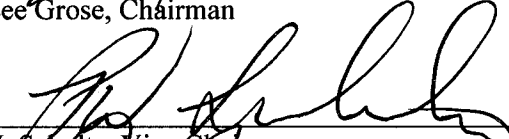

Karri Muir, Clerk of the
Board of County Commissioners


APPROVED AS TO FORM:
JONATHAN L. MEYER, Prosecuting Attorney
Prosecuting Attorney
By: 
Civil Deputy



BOARD OF COUNTY COMMISSIONERS
LEWIS COUNTY, WASHINGTON


F. Lee Grose, Chairman


P.W. Schulte, Vice Chairman


Ron Averill, Member

**LEWIS COUNTY PUBLIC WORKS
SURPLUS PROPERTY REPORT**

DATE: February 21, 2012
TO: Lewis County Board of County Commissioners
FROM: Kelly Albert, Real Estate Services

IN THE MATTER OF: Property located on Highway 603, Winlock

FINDINGS AND RECOMMENDATIONS:

I inspected the property described below on February 15, 2012 and found the property to be vacant and unused surplus to the apparent needs of Lewis County.

It is recommended that the property described below be sold in conformance with LCC 3.30, for the minimum bid amount stated below, and that notice of the sale be published in the official newspaper of the county at least once a week for 2 consecutive weeks.

I further recommend that in order to reach as many prospective buyers as possible, notice of the time, date and place of auction be published in the classified ad section of the newspaper of general circulation in the vicinity of the property, and that notice of the time and place of auction be mailed to those persons having expressed an interest in the property.

I recommend that the property be sold at auction, by Sealed Bid.

LEGAL DESCRIPTION:

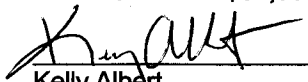
That part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 16, Township 12 North, Range 2 West, W.M., described as follows: Beginning at the northeast corner of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), thence Southerly along the east line of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), a distance of 450 feet, thence Westerly, and parallel with the north line of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), a distance of 110 feet, thence Northeasterly in a direct line to said northeast corner, the point of beginning.

ALSO, all that part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 16, Township 12 North, Range 2 West, W.M., lying West of Highway 603.

Excepting therefrom the following described tract of land: Beginning at a point on the west line of said Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4), at a point 450 feet South of the northwest corner thereof; thence East and parallel with the north line of said Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) to the west boundary of Highway 603; thence Southwesterly along said right of way boundary to its intersection with said west line of said Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4); thence Northerly along said west line to the point of beginning, a distance of 420 feet, more or less.

A valuation estimate of the property has been done and is on file in the Property Management Office of the Lewis County Public Works Department in Chehalis, WA. I recommend that the minimum acceptable bid be based on this report

MINIMUM BID: **\$54,900**



Kelly Albert
Real Estate Services
Engineering Tech IV





CALL FOR BIDS

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of Lewis County will open sealed bids and publicly read them aloud on or after 10:00 a.m. on Monday, April 9, 2012, in the Commissioner's Hearing Room on the 2nd floor of the Historical Courthouse in Chehalis, WA, for the sale of surplus county property located on Highway 603 near Winlock, WA, described as follows:

That part of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of Section 16, Township 12 North, Range 2 West, W.M., described as follows: Beginning at the northeast corner of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), thence Southerly along the east line of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), a distance of 450 feet, thence Westerly, and parallel with the north line of said Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4), a distance of 110 feet, thence Northeasterly in a direct line to said northeast corner, the point of beginning.

ALSO, all that part of the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 16, Township 12 North, Range 2 West, W.M., lying West of Highway 603.

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SEALED BIDS MUST BE DELIVERED BEFORE 9:30 A.M., April 9, 2012

(Lewis County official time is displayed on Axxess Intertel phones in the office of the Board of Commissioners)

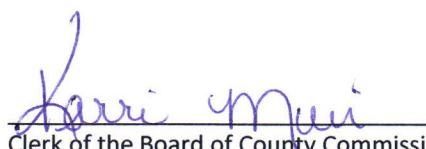
Minimum bid amount is \$54,900.

Sealed bids must be delivered to the Lewis County Commissioners Office (351 NW North St, CMS-01, Chehalis, WA 98532) by 9:30 a.m. on the date specified for opening and in an envelope clearly marked "SEALED BID FOR PROPERTY LOCATED ON HIGHWAY 603 NEAR WINLOCK, WA". A Cashier's Check in the amount of \$500.00 shall accompany each bid, which will be returned if bid is not the successful bid for the property, and credited toward the purchase price if the bid is successful.

Inquiries regarding the property may be made to Lewis County Public Works Department at 360-740-1123.

The Board of County Commissioners reserves the right to reject any or all bids and to waive all informalities in the bidding.

Dated this 12th day of March, 2012.


Clerk of the Board of County Commissioners
Lewis County, Washington

Publish: East County Journal
Chronicle

March 14 & 21, 2012
March 15 & 22, 2012

